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The McKinley Herald.

VOL. I, No. I. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. FEBRUARY, 1905.

WEEKLY EXCURSIONS FOR OUR BONDHOLDERS.

Beginning February 25, 1905.

Sail from New York by Ward Line express steamers direct to Havana, Cuba; thence by rail across Cuba (30 miles) to Batabano, Cuba, and by steamer "Jas. J. Campbell" to Nueva Gerona, Isle of Pines.

Duration of trip, Buffalo and return to Buffalo, 19 days, eight days of which are passed in the Isle of Pines and one day in Havana going and returning, as per the following itinerary:

Friday: Leave Buffalo.
Saturday: Sail from New York by Ward Line express steamer at 1 p. m.; pier foot of Wall street.
Sunday: At sea.
Monday: At sea (overcoats laid aside).
Tuesday: At sea. The steamer passes in sight of the coast of Florida. Heavy clothing becomes a little uncomfortable at mid-day, but there is still a touch of frost in the wind. Pass Sombrero Light about 8 p. m.—the last glimpse of the United States.
Wednesday A. M (early): "All ashore for Havana!" Spend the day sightseeing, visiting Morro Castle, grim old Cabanas fortress, the wreck of the "Maine," the Prado, Havana's elegant central parkway, and the beautiful residental suburb called the "Vedado." At night, the Tacon Theatre and the brilliantly-lighted cafes offer numerous attractions to the visitor.
Thursday: Leave Havana at 6:33 a. m. from Villanueva Station by steamboat train for Batabano on the south coast of Cuba. Leave Batabano on arrival of train, embarking on the comfortable American steamer "Jas. J. Campbell." Arrive at Nueva Gerona, Isle of Pines, in the evening, and spend the night at the American Hotel, D. W. McGregor, proprietor.
Friday: Drive over to the McKinley Colony by the Tropical Development Company's wagon service—transportation free. Put up at the Grove Cottage, near the Manigua Orange Grove's tract, until the following Friday morning. This allows a full week for visiting your tract and inspecting the property. There are many charming walks to be taken among the pines and excellent fishing may be had in the beautiful Nuevas and Del Medio rivers. Fresh and salt water bathing can be indulged in and picnic parties can spend whole days visiting neighboring parts of the island.
Friday: Leave Nueva Gerona, returning to Havana via Batabano.
Saturday: Sail for New York by Ward Line steamer.
Sunday: At sea.
Monday: At sea.
Tuesday: Arrive at New York.
Wednesday: Arrive at Buffalo.

Special Notice.

This trip may be made by sailing on any Saturday you choose from New York via Ward Line. Send to us for schedule of sailings, giving names of steamers and full information.

Reserve your steamship accommodations at least two weeks in advance, as travel to Cuba is very heavy this year. "First come, first served," is the rule with steamship companies.

J. W. Klauck, 64 Exchange street, Buffalo, sells tickets and reserves staterooms for all steamers. Both 'phones.

COST OF ABOVE 19-DAY TRIP.

First-Class Throughout.

Railroad fare to New York and return	$ 16 00
Sleeping-car fare to New York and return	4 00
Steamship fare to Havana and return	70 00
Hotel accommodations in Havana, at the Hotel Florida, one day going and the same returning at $3 per day	6 00
Railroad and steamship fare to the Isle of Pines and return.	15 20
Board at the Isle of Pines Hotel, Nueva Gerona, three-fourths of a day, at $2.00 a day	1 50
Board at the Grove Cottage, McKinley Colony, seven days at $2.00 per day	14 00
Incidentals	3 30
Total expenses for 19 days	$130 00

Second Class.

Railroad fare, Buffalo to New York and return	$16 00
Steamship fare, New York to Havana and return (intermediate)	40 00
Hotel accommodations in Havana (Jullerias Hotel, 91 Monserrate street), one day going and the same returning, at $2.00 per day	4 00
Railroad and steamship fare to the Isle of Pines and return	8 60
Board at Isle of Pines Hotel, at Nueva Gerona, three-fourths of a day	1 50
Board at the Grove Cottage, McKinley Colony, at $2.00 per day for seven days	14 00
Total for 19 days' trip	$84 10

The steerage fare, New York to Havana and return, is $25.

Special Notice.

As accommodations at our Grove Cottage *are limited*, it is *impossible* for us to satisfactorily take care of more than 15 people at one time; therefore our bondholders will greatly oblige us by *giving us notice at least two weeks in advance of their departure from New York. We cannot furnish accommodations this winter for any visitors at our Grove Cottage except our bondholders and their families.* Next winter we shall be glad to welcome the general traveling public at our new hotel, the McKinley Inn, which we shall build on the Plaza of McKinley and open for guests next fall.

How to Reserve Accommodations.

Select your sailing date from the list of sailings given below, and then write us giving the date and telling what members of your family will accompany you, enclosing a deposit of $5 to secure your accommodations at the Grove Cottage.

Upon receipt of your letter and $5 we shall reserve your accommodations and write to Mr. Hayes informing him that you will visit McKinley on the date you select. You should also reserve your steamship berth yourself, through J. W. Klauck, 64 Exchange street, *at least two weeks before sailing.*

Sailing Dates.

First Party: Leave New York, Feb. 25th; arrive at New York, returning, March 14th.
Second Party: Leave New York, March 4th; arrive at New York, returning, March 21st.
Third Party: Leave New York, March 11th; arrive at New York, returning, March 28th.
Fourth Party: Leave New York, March 18th; arrive at New York, returning, April 4th.
Fifth Party: Leave New York, March 25th; arrive at New York, returning, April 11th.
Sailings every Saturday thereafter.

Mayor Knight says that our consignment of Coquillard wagons reached McKinley in good condition and were hailed with delight by the boys at headquarters. They are now rolling merrily over the road between McKinley and Nueva Gerona in a way that would make Brother C. F. Lyman of Batavia, who sold them to President Hayes, beam with satisfaction. Come down and have a ride, Mr. Lyman, and see how that patent fifth wheel of yours works on a short turn. Good for old Kentucky!

Advance in Price of Bonds

We wish to impress upon our readers that the offer of the Tropical Development Company's profit-sharing Gold Bonds with bonus of fertile plantation acreage, or city lots, at the present price of $70 each is limited and will expire as soon as the few remaining bonds reserved for sale at $70 are disposed of.

We have no fixed date for advance in price. This depends upon the number of bonds sold; but it is *absolutely certain* that within *a very short time* the few remaining bonds for sale at $70 will be subscribed for. After they are sold the price of all bonds will be $80.

In order to avoid disappointment, fill in the subscription form enclosed herewith and mail it to us today with your remittance.. If your subscription reaches us before the balance of our bonds offered at $70 are sold, your application will be accepted. If not, your money will be refunded unless you wish to l

Why toil and freeze here when yo n the road to success and perhaps FORTUNE by acceptin r *now?*

WORK ON THE MANIGUA ORANGE GROVES.

Development Well Under Way.

December has been a busy month with us, both in Buffalo and at McKinley. In Buffalo the bitter winter weather has turned the thoughts of our friends to the Isle of Pines, where it is summer all the year 'round, and hundreds of applications for our Profit-sharing Gold Bonds with free bonus of land have poured in upon us, and piles of letters regarding steamship and railroad and freight rates have well nigh swamped our clerical

Photo by S. W. Bateson.
THE ONLY KICKER AT McKINLEY---CLEARING THE GROVE TRACT.

department. In fact, it seems to us that about half Western New York is preparing to move to McKinley.

Meanwhile, President Hayes and his able corps of assistants (among whom are many Buffalonians) have had their hands full at McKinley.

The work on the Manigua orange groves is now well under way and the ground is being cleared and ploughed preparatory to the setting out of our first orange and grape fruit trees.

Everything is being pressed forward so that our friends who come down on the February and March excursions will see a portion of the groves standing in trees. We are planting only hardy two-year-old trees of guaranteed stock—every one a dividend payer—and it won't be long before we will be able to show a grove such as California or Florida never dreamed of.

Frost Did Big Damage to Fruit in Florida.

JACKSONVILLE, Fla., Jan. 26.—It is believed that the frost last night in Florida destroyed all citrus fruits on trees, excepting in the extreme southern part of the state, the total destruction being placed at 300,000 boxes, possibly more.

It is feared that trees in the Jacksonville section are injured, if not killed. It will be impossible to arrive at definite conclusions before spring. The fear as to orange trees, however, is confined to the no

The McKinley Herald.

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

FEBRUARY, 1905.

THE McKINLEY HERALD.

To put on record the experiences and achievements of the pioneers at McKinley, and to enable our numerous investors and friends whose business engagements prevent them from leaving their old homes at present to keep in touch with the life of our city of orange groves, the Tropical Development Company has decided to publish the MCKINLEY HERALD. We have, in fact, reached a stage in the progress of McKinley where such a publication is imperatively necessary. Notes of new arrivals, items of personal and general interest and progress, pictures of the company's development work, will be furnished in our Isle of Pines correspondence, while the home office in Buffalo will chronicle the activities of the can't-get-away investors. The HERALD will, moreover, serve as a medium of communication between the company and its ever-widening circle of bondholders.

Our publication makes its first appearance in modest form, yet, like everything else connected with McKinley, it contains the germ of growth, and its present aspect is but a faint indication of its future glories, when the willing hearts and hands of the investors in and settlers at McKinley shall have consummated, under the wise direction of the company, the work of development we have jointly undertaken.

Mayor Knight's Visit.

Hon. Erastus C. Knight, Mayor of Buffalo and one of the directors of the Tropical Development Company, was an honored guest at the company's headquarters in the Isle of Pines last month.

Mayor Knight took pot luck with our pioneer corps, and after the day's work was over, the boys gathered around of evenings to talk over the future of McKinley and listen to the hunting stories which His Honor tells so well.

Upon his return to Buffalo Mayor Knight's impressions of the Isle of Pines in general and the McKinley tract in particular, were published in an interview in the Buffalo *Courier*.

At the request of many of our bondholders we have had this interview reprinted and will send copies of it on request to any who desire to read it.

Mayor Knight is a shrewd observer and the splendid tribute he pays to the spirit of American pluck which pervades the Isle of Pines, will be appreciated by all who are interested in the prosperity of the island.

Mrs. Waters and Miss Ruck de Schel will visit McKinley this month on a visit to "the boys," Messrs. W. A. Ruck de Schel and Mr. J. H. McGillis. Mrs. Waters expects to build on her property and start work on her grove at once.

Mr. Adam Gaiser has written to his wife to sell their home in Buffalo and come down to join him at McKinley
ble

Building of the "Grove Cottage."

Simultaneously with our work on the Manigua groves, a force of carpenters, under the direction of George Werner and James McNeil, both Buffalo men and experienced carpenters and builders, who arrived in McKinley Jan. 2d, are hustling work on the company's Grove Cottage.

It had been the company's intention to start work on the "McKinley Inn," which will stand at the western end of the plaza, but the throngs of impatient investors who insisted on getting out of York State and down to the Isle of Pines, wouldn't give us time to erect this more important building, so we made a virtue of necessity and decided to put up the Grove Cottage for the accommodation of the February excursions, and to defer the building of the "McKinley Inn" until after the spring rush was over.

The plans for the McKinley Inn call for a large frame building, 120 feet long, consisting of two wings, connected at the rear so as to enclose on three sides a spacious court and garden. Each part of the structure will be surrounded by broad verandas, and, in fact, it will compare favorably with the better class of summer hotels at our watering places. The Grove Cottage is far more modest, but thoroughly comfortable. It is located in the immediate vicinity of the 500-acre Manigua groves, which will be the centre of interest for our investors at present. It is within easy walking distance of the beautiful Del Medio and Nuevas rivers.

Some of our investors are already settled on their properties and, what with visits to these growing homes and rambles through the arching pine woods, breathing the soft salt air from the blue Caribbean, with the more absorbing interest of visiting (and in case of those who will remain permanently) getting settled under your own roof-tree or tent, we anticipate the pleasantest trip possible for our investors.

In this issue we publish some letters from our pioneer colonists, and the enthusiastic spirit which seems to animate all our McKinleyites bodes well for a rapid realization of our brightest dreams. It's hard, though, for those of us who remember the perpetual spring-time climate of the Isle of Pines, to go wading through snowdrifts and be buffeted by zero lake winds, and then read these letters describing the "balmy January weather" and "the long, sunny days" that the McKinleyites are now enjoying.

Which would you rather do, shovel snow from a sidewalk with the thermometer at 15 degrees at nothing per hour, or spade a vegetable garden with the thermometer at 68 degrees, for big profits?

Then, there is your health to consider. Hardly a visitor comes to our office who hasn't a cough or a cold, or catarrh or rheumatism, or neuralgia, or some of the hundred and one complaints directly due to passing a few years in the inhuman winter climate of Western New York.

One may not realize it at first, but any physician will tell you that these ailments tend to weaken one's constitution, and if not fatal in themselves to open the door to serious diseases. On the other hand, to spend all, or part, of one's time in the Isle of Pines is to lengthen life. The steady, unfailing trade-winds blowing continuously from the vast plain of the Caribbean Sea, laden with the life-giving breath of old ocean, sweep through the balsamic forests of pines at McKinley and lend a new color to the faded cheek and new vigor to the pain-racked frame. Add to this the marvelous health-giving waters of the numerous mineral springs that bubble from every hillside and in every dell, and even the most skeptical must conclude that a home in such
outside of the wonderf
ties for money-making
velopment of its vir
offers, is a good, soun
vestment

An Illustration of Our Easy Payment Plan.

In order to make it as convenient as possible for purchasers to buy and pay for our Profit-sharing Gold Bonds without making a heavy outlay of money at any one time, we have arranged an easy plan of installment payments covering four years.

We charge no interest on these installments, and we give you the right to settle on your land as soon as you have made your first payment. You can proceed to plant it and sell your crops without any charge from us except the regular installment payments. Thus you save your rent and you also save the expensive coal bills which you have to pay here.

The following table of payments explains our plan fully:

	Monthly	Every 3 months	Every 6 months	Yearly
1 bond	$ 1.46	$ 4.38	$ 8.75	$17.50
2 bonds....	2.92	8.75	17.50	35.00
3 bonds....	4.38	13.13	26.25	52.50
4 bonds....	5.84	17.50	35.00	70.00
5 bonds....	7.30	21.88	43.75	87.50
6 bonds....	8.75	26.25	52.50	105.00
7 bonds....	10.21	30.63	61.25	122.50
8 bonds....	11.67	35.00	70.00	140.00
9 bonds....	13.13	39.38	78.75	157.50
10 bonds....	14.59	43.75	87.50	175.00
11 bonds....	16.05	48.13	96.25	192.50
12 bonds....	17.50	52.50	105.00	210.00
13 bonds....	21.88	65.63	131.25	262.50
20 bonds....	29.17	87.50	175.00	350.00

If you pay all cash for your bonds at time of purchase you get a discount of Ten Per Cent., and thus save $7 per bond.

Now, you will see by reading over the above table, that you can buy, say, 12 bonds while they are selling at the present price of $70 each and pay only $17.50 down on them as your first payment. You can then move down to McKinley and settle on your tract. If you wish to change your location you can pick out any other tract on our property which is open for purchase. Our president, Mr. Horace P. Hayes, will cheerfully assist you in this or any other matter affecting your welfare or happiness, as far as possible.

Therefore, by paying only $17.50 down and $17.50 a month for four years you can secure 12 of our Gold Bands at $70 and a get a free deed to 10 acres of the best fruit and vegetable land in the tropics, a couple of fine residence lots and a business lot in the new American town of McKinley.

Buy *now* before the price advances.

The First Lady at McKinley.

Mr. and Mrs. James H. Bostwick, formerly of No. 9 Tenth street, Buffalo, arrived at McKinley last month to make it their permanent home.

Mr. Bostwick was for 35 years in the employ of the Erie Railroad Company as master carpenter and is highly esteemed by all who know him, while Mrs. Bostwick leaves a host of friends in Buffalo and Western New York who will miss her helpful presence.

Mr. and Mrs. Bostwick became interested in the McKinley colony in November last, when they were looking for a change of climate and a locality in which they could take life a little easier than in the frozen North. After giving the matter due consideration they decided that McKinley offered them the conditions they desired. They arranged their affairs here satisfactorily, and after packing up their household goods, sailed for the Isle of Pines from New York on Jan. 21st.

Mrs. Bostwick has the honor of being the first lady settler of the McKinley colony, and is just the kind of woman to make her presence felt in this new community. Her influence in the colony will be ennobling and enduring, and we prophesy a long and happy life for her and her good husband in the Isle of Pines.

Photo by S. W. Bateson.

ON THE BEAUTIFUL NUEVAS RIVER, MCKINLEY COLONY.

The Isle of Pines.

Down in your sea of perfect blue,
O little Isle!
Inviting is your quiet way
To rest awhile!

To rest beneath the waving palms
And flowering trees!
To taste the ocean's briny kiss
Upon the breeze!

Where summer wears her orange wreath
The whole year through!
O fairy Isle, who would not give
Their heart to you!

And I would leave my Northern home
For your sweet smile!
To breathe the perfume of your breath
And rest awhile!

—*Mrs. C. F. Lyman, Batavia, N. Y., in Buffalo Courier.*

How to Address Mail.

All letters, papers, etc., intended for any of our settlers or visitors at McKinley should be addressed as follows:

MR. JOHN SMITH (*for example*),
care of Horace P. Hayes, Esq.,
McKinley, near Nueva Gerona,
Isle of Pines,
Via Havana. Cuba.

Mr. John Wm. Clark, Jr., of Buffalo, who made a flying visit to McKinley in January, was the first of our investors to catch a string of fish in one of the rivers that bound the McKinley property. He fished along the Nuevas River below the orange grove, and in three-quarters of an hour had a string of 16 fine ones, some of which gave him a good fight when hooked. He stopped hauling them in only because his bait gave out. He took his catch back to headquarters, where it was cooked and eaten with much relish.

The Pearcy line is now running the schooner Georgiana between Nueva, Gerona and Mobile, Ala. The fare for passengers with stateroom is $15, without stateroom $10. Freight on household goods is 40 cents per cwt., horses or cattle, $15 each. For dates of sailing and other particulars address Pearcy Line, 6 North Water street, Mobile.

It is rumored that orange blossoms will be needed before the grove comes in bearing, as one of our first colonists and best friends, Mr. W. A. Ruck de Schel, having established himself at McKinley, finds Eden incomplete without Eve, and the lady consenting, is preparing to make good the deficiency. See our later issues.

Mr. J. M. Steere and his charming wife will be warmly welcomed when they reach the colony this month. We wish there were a hundred like them at McKinley.

McKINLEY ITEMS.

Mr. Adam Gaiser, formerly with the International Street Railway Company of Buffalo, says: "All the street cars in Buffalo couldn't pull me back."

He says some other things that are worth hearing, too. Here are a few of them: "I am certainly glad that I bought and came here. I have been all over my land and find it all O. K. I have a very fine piece of land. The truth is there is not much choice in the tracts, they are all fine and good soil. I intend to build a house and dig a well on mine. All here are well and happy and all satisfied with their tracts of land."

The usual "Job's comforters" in the hypocritical guise of friendship, assured Mr. Gaiser (before he left Buffalo), "that no white man could work in the Isle of Pines." Mr. Gaiser would not be discouraged, so they gave him up as a bad job. They are twisting brakes in a temperature of 10 degrees now, and facing a howling blizzard from Lake Erie, and Mr. Gaiser—well he writes he will soon have his house upon his 10-acre tract, and—but Mr. Gaiser is generous and doesn't want to "rub it in." Mr. Gaiser owns Tract No. 369 and several lots in the town.

* * *

Mr. Samuel R. Corbin, formerly of Buffalo, now of McKinley, Isle of Pines (and glad of it), writes very interestingly of his impressions of McKinley to his relatives and friends in Buffalo. Among other things Mr. Corbin says in a letter dated Jan. 20, 1905: "I don't think you could drag me off the island now. The climate is simply delightful and not to be described. Of course it is an undeveloped country as yet, but there is no reason why it should not come up to anything and everything claimed for it. I picked and ate some oranges from a tree coming into bearing this year, and it was the sweetest and best flavored orange that I ever ate. The color is golden yellow and of perfect form. Then pineapples of 7 to 10 pounds each are plentiful where cultivation is properly kept up. You can shut your eyes and pick out any tract on the map, as one is just as good as another, roughly speaking. If anyone expects to come here and sit around and make a success of it, he will be badly fooled, as it will take quite a little hard work until the ground is cleared and planted. We can ship our produce from here to Havana cheaper than any one can ship within 35 miles of Havana. A farm 40 miles from Havana has to pay 12 cents a box on pineapples, while from here it is only 9 cents. There are very few natives here so far as I have seen, and they are very quiet and sociable. As far as I can estimate, it will take one man about three months to get about 10 acres cleared and brush burned up ready for plowing, when you take for comparison the amount of work done by the men here in a certain time. Near my own tract there is considerably thinner growth than elsewhere. It is nearly level there, while other parts are rolling, but not enough to be called hills. All of the soil is a sort of sandy loam—some red, some white and some a sort of brownish color."

Added weight would be given to Mr. Corbin's words, did all our readers know how thoroughly he investigated the opportunities for fruit and vegetable culture before leaving for the Isle of Pines.

Mr. Corbin and his mother, Mrs. M. A. Corbin, have purchased tracts No. 262 and 263, also several lots in the Townsite, and will soon commence the erection of a comfortable home at McKinley. Welcome to McKinley, Mrs. Corbin and son!

* * *

Mr. Joseph McNeil, former Buffalonian, says, in a recent letter (and if you knew Mr. McNeil you would believe anything he said:) "My tracts were surveyed yesterday. They lie extremely well, with a gentle slope from the road to the rear toward the west, and almost perfectly level from end to end, and will be A No. 1 for the growing of orange trees and I am well satisfied with the land. Expect to have it cleared and a little house on it in the very near future. Mr. Ruck de Schel and Mr. McGillis's tracts have a small stream through them and they are well satisfied, in fact, all down here are satisfied with their selections. We have been clearing on the site of the grove, and it is progressing nicely. The weather has been very fine since we came here and beautiful sunshine through the day and bright, clear nights. We have had only three or four showers. Mayor Knight of Buffalo spent a few days with us and was much pleased with the prospects here. In general, everything is lovely and will be still more comfortable soon."

* * *

Mr. S. W. Bateson, of one of the city departments of Buffalo, has just returned from a flying trip to McKinley to inspect his property there. Mr. Bateson writes us most entertainingly of his trip and we only regret that lack of space forbids the publication of his letter in full. We cannot resist using an extended quotation from it, however, for the benefit of the York State McKinleyites. Mr. Bateson writes:

"I suppose you will be interested in knowing that I have just returned from the Isle of Pines, West Indies, where I had the pleasure of spending a few days on the land of the Tropical Development Company, and where I made a very exhaustive investigation as to the alleged conditions as set forth in your prospectus. The principal reason for my visit to the island, as you may well imagine, was to discover any possible discrepancies which might exist; but to say that I am thoroughly satisfied with the conditions and at the prospects, is putting it mildly, and I have today emphasized my belief in the future of the island and the McKinley tract in particular, by subscribing for additional bonds of your company, and which action I believe is the strongest endorsement I can give, and I congratulate you on having placed before the public such an excellent proposition. One of the great inducements, however, for taking up residence on this beautiful island is the ideal climatic conditions. Temperature, while I was there in January, was not higher than 76 degrees, and only once dropped to 60 degrees at night, and I gathered from settlers who here resided on the island for some years, the fact that the temperature never rises higher than 95 degrees, and then it is made pleasant by the constant breezes which float across the island from the sea, and the lowest the mercury has ever been known to drop is 50 degrees, and that very rarely. In all, it is a place for one to pass his days in comfort, whether in pursuit of pleasure or riches—for the pleasure will accrue from the comfort derived from such unexcelled climatic and healthful conditions—while riches may be obtained with the same energy necessary to eke out a bare existence in our 'frozen up' north country.

"At present the producing of tropical and semi-tropical fruits and vegetables for the northern markets is the source of wealth, and will be for years to come, although there is ample opportunity for capital to establish and operate other industries, and as the island becomes more and more populated—and people are constantly moving in—the opportunities will increase and will be a source of revenue, not alone to the promoters, but to every industrious person on the island.

"The water on the island is excellent, for the most part being a magnesia water, pleasant to taste and thirst allaying, and this water, I understand, can be obtained at almost any part of the island. A well may be put down any where and a copious supply of water obtained.

"On Sunday morning, Jan. 14th, a Mr. Gillette, an extensive orange grower in Florida, made a visit to the McKinley Tract and, in company with others, including myself, traversed portions of the tract, making examinations of the soil at random, at the conclusion of which he made the statement that Florida had nothing to compare with it, and that the soil at McKinley was some of the very best on the island. Mr. Gillette is an expert in this line and any statement, as above made by him, has a very deep meaning."

A Few Words About Our Plan.

There are many ways in which an enterprise, such as The Tropical Development Company has undertaken, might be put through and before we opened our doors and asked the public to join us in making the Manigua orange and grape fruit groves, and share the profits arising from the increase in values of the adjoining plantation tracts, which we give free, all of the different methods were discussed and their practical working out in other colonies investigated.

It would, of course, have been much easier for *us* simply to sell our land at from $40 to $60 per acre, and then to shake hands with our buyers and wish them Godspeed in working out their own salvation on their own particular holdings.

This plan is indeed often followed, and with the following results: A, B, C and D purchase ten acres each of a 40-acre piece. A, we will say, is a farmer tired of the small return and hard winters during which he eats up what he raises in the summer, packs his household goods and moves south to

Photo by Mayor Knight.

RESIDENCE OF MR. VAN VOORHIS, BUILT BY HIMSELF AND SON AT A COST OF $210.

cultivate his 10-acre tract, hopeful of finding every piece of property near him being planted and a general advance in prices taking place at once. His place adjoins B's, C's and D's, and now let's see what they are doing. B, we will say, is a merchant who finds competition too fierce and the profits too small and uncertain. He intends to go south and put his 10-acres in oranges and winter vegetables, but it is impossible for him to close up his business right away without great sacrifice, so he delays *his* going for a year and meanwhile leaves his property untouched. C, on the other hand, is well-to-do, and has a big business in the North. He never intended to go South, but simply bought his place as a desirable piece of property to hold, with the thought of possibly going South in 10 or 12 years and living under his own vine and fig tree. So his property remains untouched. Now, for D: D is also well-off, but delicate and has bought place to escape the hard winter in the North. He plans a nice home which he intends to build next winter when he goes South, but in the meantime knows of no responsible person who will take the contract and put up his house for him. Now, notice the condition of this 40-acre tract. A, the farmer, has moved on his place with his family and starts to put his place in shape. B's, C's and D's places next to him remain in their virgin state. His land is all right—just as represented, but undeveloped—and he had counted on neighbors—on the inspiring influence of others engaged in the same work and involved in the same interests. He wants companionship for his wife and school advantages for his children and moreover he resents the fact that he alone in his 40-acre section is doing pioneer work and adding value to B, C and D's land, who haven't put their shoulders to the wheel with him. Of course, he meets other A's, but there are also many B's, C's and D's, and the A's are so scattered that the formation of a community life is slow and uncertain. On the whole A is dissatisfied with the growth of the section, as are also the B's, C's and D's when they visit it, while the land company having completed its bargain with the A's, B's, C's and D's, has now only a friendly interest in them and no special responsibility for the growth of their colony.

Now, there is something essential to the success of a colony lacking in this plan which has been too often followed in the disposal of new lands, and it was to avoid just such a condition that the plan of the Tropical Development Company was formulated. Now, note the difference: No investor with us buys 10 acres of land and finds himself isolated on his property without neighborly encouragement or organized assistance. He can't get 10 acres or 1 town lot for that matter without receiving a share in our 500-acre Manigua groves. This enormous grove —10 per cent of all the company's land —will be the pulsating heart of an organized colony life. For 10 years under the company's contract it must attend to the cultivation of it and the harvesting and marketing of its products. For 10 years it will require on this branch of its work alone the services of from 50 to 200 experienced farmers, whom it will recruit from its own investors who may thus fill in the intervals of work on their own holdings and procure the "little ready money" which the farmer always finds so handy. A, the farmer settling at McKinley, would find no lack of kindred souls, for a respectable colony would be formed of the wives and families of those employed in the big grove alone. Again, the company's commissary furnishes A with all he needs, and at reasonable prices until the growth of the colony attracts other businessmen to open independent stores, with the varied assortments of American goods so dear to the heart of Mrs. A on her shopping tours. A local horticultural society exists for A to enable him and his friends to discuss improved methods of cultivation, and almost before one knows under the continuing and constant supervision of the company, McKinley grows into a populous city. Now for B, C and D. under the "hit or miss" plan described first. No development takes place on their properties because they know of no one to entrust it to, and are not yet ready to move South. Under the Tropical Development Company plan they receive the McKINLEY HERALD constantly and are kept in touch with the life of the Isle of Pines. They learn of the progress of the Manigua groves in which *all* are interested and of the work A is doing, and before long they arrange with the company to clear and plant their holdings in a private orange grove and probably build a modest home in it, which they may inhabit in the winter months and enjoy the summer climate and pleasant colony life at McKinley. They know the company is responsible and are willing to have them do it, where they would hesitate about an unknown individual.

The company undertakes this work and there is more employment for A and his friends while at the same time rapidly and systematically, all the la between the rivers is fast becoming garden spot and the center of interest for all the numerous throng of visitors who will spend their time at the company's hotel, and incidentally dicker with A, B, C or D, for their developed plantation at $1,000 or $2,000 per acre.

There is all the difference here between systematic development and chaos. Of course there may be a few moss-backs who would prefer to bury themselves far back in the woods and live like a bear in a hollow tree. All we can say is, we don't want them at McKinley. We are building up that place by co-operation between the company and each individual investor, and we only want those who understand that if each contributes his share, each will get his reward, and who are willing to co-operate.

Among the recent departures for McKinley were Mr. and Mrs. A. B. Young of Buffalo. Mr. Young and several of his relatives and friends, who are holders of substantial numbers of our bonds, have located their properties together. Others of this little colony are Mr. G. F. Young, Mr. C. F. Young and Mr. W. W. Johnston.

McKINLEY, ISLE OF PINES

A City of Orange Groves in the American District of Cuba.

Founded by the TROPICAL DEVELOPMENT COMPANY,

17 West Swan Street, Buffalo, N. Y.

Frontier and Bell Telephones
Local and Long Distance

THE FIDELITY TRUST COMPANY, BUFFALO, N. Y., TRUSTEE AND REGISTRAR OF BONDS

OFFICERS AND DIRECTORS:

President, HORACE P. HAYES.....Wholesale and Retail Drugs
Vice-President, JAMES A. HILL.....Publisher, New York
Treasurer, FREDERIK A. FERNALD.....Capitalist
Secretary, MARC W. COMSTOCK.....Attorney
JOHN M. HULL.....Vice-President, J. W. Ruger Manufacturing Co.
HON. ERASTUS C. KNIGHT.....Mayor of Buffalo
HON. HENRY H. PERSONS.....President, Frontier Telephone Co.
REESE P. and HOWARD S. RISLEY.....Land Commissioners

BANK OF BUFFALO, BUFFALO, N. Y. ROYAL BANK OF CANADA, Havana, Cuba, Authorized Depositories.

THE TROPICAL DEVELOPMENT, COMPANY, incorporated under the laws of New York State, and registered under the laws of the Republic of Cuba, is composed of some of the most prominent business men of Buffalo and other cities who were far-seeing enough to know that vast wealth is to be made in the Republic of Cuba and especially the Isle of Pines within the next few years.

They knew that the Isle of Pines possessed unrivaled advantages for growing delicious fancy fruits, including the most luscious ORANGES, GRAPE-FRUIT, PINEAPPLES, MANGOES, GUAVAS, WATERMELONS, STRAWBERRIES and all kinds of WINTER VEGETABLES, which bring big prices when the snow is on the ground at home. California and Florida can't compare with the Isle of Pines—an island of eternal June where FROSTS, FLOODS, DROUGHTS, BLIZZARDS and CYCLONES are UNKNOWN.

The finest TOBACCO, COTTON and COFFEE in the world are raised there. BEES make HONEY amid its flowerbeds and orange groves when California and Florida are shivering with cold.

WE ARE SO CLOSE TO THE NORTHERN MARKETS

That our RARE TROPICAL FRUITS and FRESH, WINTER-GROWN VEGETABLES can be allowed to mature fully and yet arrive here in January and February in prime condition.

THE ISLE OF PINES is only 1,310 miles from New York, while California is 3,300 miles distant. Our freight rate on a box of oranges is 49 cents, which is one-half as much as California growers must pay the railroads.

We are only 4 DAYS FROM NEW YORK and the PRINCIPAL AMERICAN CITIES—fine, fast express steamers twice a week and lower rates for passengers and freight than from California or Florida.

THIS COMPANY IS INCORPORATED

For the purpose of buying, selling, improving and cultivating land in the Isle of Pines, establishing and maintaining STEAMSHIP, TROLLEY, TELEGRAPH, CABLE and TELEPHONE LINES, BUILDING LUMBER, COTTON and COFFEE MILLS, FURNITURE, COTTONSEED OIL and CIGAR FACTORIES, WATERWORKS, ELECTRIC LIGHT and POWER PLANTS, HOTELS, STORES and DOCKS, and buying and selling all tropical fruits and products.

INLEY—ITS ORANGE GROVES AND PLANTATION TRACTS.

OUR REAL ESTATE EXPERTS have purchased a magnificent tract of 5,200 ACRES, lying between two rivers, every acre being high, dry and well drained, and have had it surveyed and plotted by our engineering corps into the following subdivisions: Ten-acre Plantation Tracts, divided by 40-foot roads; a 500-acre tract to be planted in orange and grapefruit trees and called the Manigua Orange Groves and a town site of 659½ acres (over one square mile), divided by streets and diagonal avenues 100 feet wide, with 2,000 full-size house and business lots suitable for winter homes and residences surrounding a plaza or public square which we are laying out in serpentine walks and flowerbeds and planting as an open-air botanical garden, with all manner of rare tropical plants, fruit trees, palms and orchids which thrive in the island.

NOTHING IS TAKEN OFF THE SIZE OF YOUR LOTS OR PLANTATION TRACTS FOR STREETS OR ROADS. THESE ARE GIVEN BY THE COMPANY.

A $500,000 TROPICAL PLANTATION.

WITH THE OBJECT of establishing the various industries and public improvements described above and thus making all of this great property the scene of active American development and WORTH TEN TIMES ITS PRESENT PRICE, we have inaugurated the most gigantic and liberal colonization enterprise ever undertaken.

WE ARE PROVING the value of the whole property for agricultural purposes by planting the Manigua Orange Groves tract of 500 acres in the choicest varieties of orange and grapefruit stock, making a great grove of 45,000 TREES.

BETWEEN THE ROWS of fruit trees before they come in bearing, we are planting COTTON, TOBACCO, PINEAPPLES, WINTER VEGETABLES, etc., without interfering at all with the trees, thanks to the fertility of the soil. Thus we shall secure a DOUBLE PROFIT from the cultivation of every acre and a diversity of crops and products yielding a SURE, CERTAIN and PERPETUAL HARVEST THE YEAR ROUND.

EVERY ACRE OF THE ORANGE GROVES WORTH $1,000.

THE MANIGUA ORANGE GROVES will be worth at least $1,000 PER ACRE when in full bearing. California and Florida groves, exposed to frost, and the former requiring expensive irrigation, sell for $1,000 to $2,000 AN ACRE. FERTILITY OF SOIL, FROSTLESS CLIMATE AND CHEAP FREIGHTS by steamer to Northern markets ARE ALL IN OUR FAVOR.

Thus this 500-ACRE TRACT AT ONLY $1,000 PER ACRE WILL BE WORTH $500,000—its yearly crops of oranges and grapefruit alone being sufficient to pay 20 PER CENT. on this valuation without reckoning the earlier large returns from the quick-growing crops of FINE CIGAR TOBACCO, some of which sells as high as $5 A POUND in Havana; the LONG STAPLE SEA ISLAND COTTON, worth 20 TO 30 CENTS A POUND, used in making thread, and double the value of the ordinary southern cotton; its thousands of crates of PINEAPPLES, WINTER VEGETABLES and other valuable tropical products.

ENORMOUS INCREASE IN LAND VALUES CERTAIN.

THE DEVELOPMENT of the Manigua Orange Groves and the great tropical plantation it comprises will not only be a large source of revenue, but will make every 10-ACRE TRACT in the COLONY and every RESIDENCE and BUSINESS LOT in McKINLEY more valuable. It will prove the fertility of the soil and the profitable sale of its crops will DEMONSTRATE the money to be made in fruit, cotton and tobacco-growing by Americans.

Everybody knows how one successful enterprise of this kind attracts others. Land values double and quadruple under such conditions in a night. California lands sold a few years ago for $3 an acre. When a Yankee colonist proved they could produce Navel Oranges by planting only two trees, prices rose like magic. Over 140,000 people came into Riverside district in twelve months. Today land there is worth $250 AN ACRE. The same thing will happen in the Isle of Pines. IN FACT IT HAS ALREADY BEGUN.

THE LAND IS ABSOLUTELY FREE TODAY.

With a broader business policy than has characterized any similar enterprise, the company will GIVE AWAY the PLANTATION TRACTS and TOWN LOTS scheduled below.

There are 1,500 ACRES of rich, fertile ORANGE, GRAPEFRUIT, PINEAPPLE, COTTON, TOBACCO, COFFEE and VEGETABLE land surveyed and plotted in 10-ACRE tracts near the big orange groves, town site, etc., and 900 HOUSE and BUSINESS LOTS IN McKINLEY itself to be given away, ABOLUTELY FREE, as a bonus to the first subscribers to

OUR PROFIT-SHARING GOLD BONDS.

There are 5,000 of these bonds of a par or face value of $100 each. The total par value of the bonds is, therefore, $500,000—equal to the value of the Manigua Orange Groves when in full bearing. These BONDS are secured by the 500-ACRE ORANGE AND GRAPEFRUIT GROVES OF 45,000 TREES.

Each bond represents A SHARE IN THE GROVES, so that the bondholders really own the GROVES, their title being secured by THE FIDELITY TRUST COMPANY, which holds the title for them as trustee.

THE TROPICAL DEVELOPMENT COMPANY has guaranteed to clear and plant, and to cultivate the Groves until 1914. The Company will harvest and market the yearly crops of ORANGES, GRAPEFRUIT, PINEAPPLES, COTTON, TOBACCO, WINTER VEGETABLES, ETC., and pay the net profits to the bondholders twice a year as profits on their investments. After the groves come into bearing in the fourth year, the average yield of 45,000 trees at 3 boxes of fruit per tree (a very conservative estimate) would be 135,000 boxes of fruit yearly. This will produce an average return of $135,000 a year at a profit of only $1 per box from oranges and grapefruit alone, and we have not calculated the LARGE ADDITIONAL PROFITS to be made from the crops planted between the rows of citrus trees. DEDUCTING $35,000 a year for expenses after the groves begin to bear, and the balance is an average of $100,000 NET PROFIT a year for six years until 1914, when the groves are to be sold. This return of $100,000 will pay TWENTY PER CENT. on $500,000, the total par value of the bond issue. It is nearly THIRTY PER CENT. on the PRESENT SUBSCRIPTION PRICE. The Groves are to be laid out and planted in 100 5-ACRE TRACTS and these tracts (each of which will be a separate grove of 5 ACRES) will be sold at public auction by the Tropical Development Company on McKINLEY DAY, January 29, 1914, in the Isle of Pines.

Every acre being in a high state of cultivation, with an average of 90 full-bearing orange and grapefruit trees upon it, sold at $1,000 an acre or more to the highest bidders will yield a total of at least $500,000.

Thus the profit-sharing gold bonds will be redeemed at NOT LESS THAN $100 each and every bondholder will get back $100 for his bonds beside the yearly profits they have paid from the sale of oranges, grapefruit, pineapples, cotton, tobacco and winter vegetables.

If, however, the bondholders prefer, they can organize a company, exchanging their bonds for an equal amount of stock and continue a very profitable investment by managing the Groves themselves.

THE FREE GIFT OF LAND TO BONDHOLDERS.

EVERY SUBSCRIBER to our PROFIT-SHARING GOLD BONDS who acts promptly will receive a DEED FREE AND CLEAR FOR PLANTATION ACREAGE OR TOWN LOTS, which he can select himself, as follows:

With each $100 bond we give you the choice of one acre of fertile plantation land, one business lot (50x150 feet) or two residence lots, each 50x150 feet, at McKINLEY. The smallest amount of plantation acreage deeded is 3 acres, which is given with 3 bonds. These fertile tracts are today worth $100 per acre, while the residence and business lots in the beautiful tropical American city of McKinley are worth $50 and $100 each.

The City of McKinley is surrounded by plantation tracts and the Manigua Orange Groves are within a short distance.

The Isle of Pines is in every sense the AMERICAN DISTRICT OF CUBA. Hundreds of Americans have settled here and others have bought land and are looking toward it as a future home. FOUR-FIFTHS of the total available agricultural area of the island is already ACTUALLY OWNED BY AMERICANS. In half a dozen years it will be the MOST FAMOUS WINTER AND HEALTH RESORT IN THE ADJACENT TROPICS, AND THE CENTER OF AN ENORMOUS FRUIT, TOBACCO AND WINTER VEGETABLE TRADE.

THE TROPICAL DEVELOPMENT COMPANY and its directors have spent many thousands of dollars in buying and improving their lands. They will spend HUNDREDS OF THOUSANDS MORE in development work.

THE FREE TRACTS AND LOTS which we offer as a BONUS to the first subscribers to our bonds are but a SMALL PART of our holdings. We reserve the right to WITHDRAW this offer at any time or to ADVANCE THE PRICE of our BONDS without notice. This is our FIRST OFFER and it is naturally OUR BEST. We cannot keep it open always.

PRESENT PRICE OF BONDS $70 EACH.

As stated above, the par or face value of our PROFIT-SHARING GOLD BONDS is $100 each, and they are to be redeemed in 1914 from the sale of the groves.

THE PRESENT SUBSCRIPTION PRICE is only $70 PER BOND, which includes a full, free deed to choice plantation acreage or town lots. We make no extra charge for surveying or transferring property, or recording the transfer.

THIS IS POSITIVELY THE GREATEST REAL ESTATE AND INVESTMENT PROPOSITION EVER MADE. It's an opportunity that can't last long. If you are wise you will send in your subscription TODAY for as many bonds as you can buy and thus start on the road to PROSPERITY and a COMPETENCE FOR LIFE. You don't have to go to McKinley to live in order to share in the money to be made there, but if you want to move down you can easily make $3,000 to $5,000 a year raising ORANGES, GRAPEFRUIT, TOBACCO, COTTON, COFFEE, WINTER VEGETABLES, ETC., in one of the most HEALTHFUL, FERTILE and BEAUTIFUL spots on earth.

ADVANCE IN PRICE OF BONDS.

THE PRESENT PRICE of our BONDS is fixed solely to ADVERTISE McKINLEY. The more people we have owning property there, the faster the colony and city will grow. This is common sense and good business.

But we shall quickly ADVANCE the price of our BONDS to their face value of $100, and reserve the right to WITHDRAW the land BONUS entirely at any time.

AS AN INVESTMENT ONLY.

The Gold Bonds of the Tropical Development Company offer exceptional inducements to thrifty, conservative people, who can lay aside something each month.

A CO-OPERATIVE PLAN.

The more persons interested the more money is made and the more successful the undertaking. Why? Because a small army of men are working for it. One thousand people, owning plantations at our property and cultivating the same will add more than 1,000 PER CENT. to the value of our reserved lands. Don't lose sight of the fact that if you secure a 10-acre plantation from us we have other nearby tracts which will be held till the price has LARGELY INCREASED.

Large and diversified ownership by energetic and enterprising Americans will make all of this great property—YOURS as well as OURS—worth in five years TEN TIMES what it is today, hence our present liberal offer. Such a field of wealth has never before been opened. It may mean a FORTUNE TO YOU; it certainly means HAPPINESS, COMFORT and a COMPETENCE FOR LIFE to those who accept our proposition NOW.

Rheumatism, coughs, colds, pneumonia, catarrh, neuralgia, typhoid fever, diphtheria or smallpox are unknown in the Isle of Pines.

Why toil and freeze, when by at ONCE taking advantage of this offer, you can reap a golden harvest and live a life of comparative ease, spending your winters at McKinley and your summers in the North, if you choose?

ILLUSTRATED PROSPECTUS FREE.

We will send free to any address, a HANDSOME BOOK containing over 75 pictures of scenes in the Isle of Pines, maps and FULL INFORMATION about the island, such as intending INVESTORS AND SETTLERS would want. WRITE FOR THIS BOOK AT ONCE. THE FACTS IT CONTAINS WILL INTEREST YOU.

OUR FREE LAND ALLOTMENT

WILL SOON EXPIRE. ACT QUICKLY IF YOU WISH TO SHARE IN IT. OUR OFFICES WILL BE KEPT OPEN EVENINGS TILL 9 O'CLOCK WHILE THIS SPECIAL LIMITED OFFER LASTS.

TODAY IS THE DAY

To accept this offer. Send in your subscription for as many bonds as you can buy BEFORE THE PRICE ADVANCES.

Terms—TEN PER CENT. OFF FOR ALL CASH. MONTHLY, QUARTERLY, SEMI-ANNUAL AND ANNUAL PAYMENTS WILL ALSO BE ACCEPTED.